

August 21, 2024

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held on August 21, 2024 at 7:30 p.m. at the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, NY and by Zoom video conference. Members of the public were able to attend in person or view and/or join the meeting via computer or mobile app as follows:

<https://us02web.zoom.us/j/84276444951>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair  
Jim Bossinas, Member  
Donna Sharrett, Member  
Jason Mencher, Member  
Manny Enriquez, Member  
Kim Jacobs, Alternate Member

Also Present:

Christie Addona, Attorney, Silverberg, Zalantis LLP  
Valerie Monastra, AICP, Nelson, Pope & Voorhis LLC  
Daniel Ciarcia, PE, Consulting Town Engineer  
Sandy Anelli, Secretary  
Margaret Conn, Secretary

**VS Construction Corp, 41 Croton Dam Road, New Single-Family Home Architectural Review PUBLIC HEARING**

VS Construction Corp ("the Applicant") is seeking Architectural Review Board approval to construct a new two-story single-family home with driveway. The property is located at 41 Croton Dam Road, Section 89.08, Block 1, Lot 82.3, located in the R-15 One-Family Residence District.

Mrs. Valerie Schemmer and Mr. Valerio Santucci, VS Construction, were in attendance. Ms. Stevens opened the public hearing to the audience and the Board. Ms. Sharrett asked the applicant to correct a minor error on their EAF form to reflect that the project will meet the state energy code. Mrs. Schemmer spoke about outdoor lighting which will not be on sensor. It is proposed to be on and off lighting, as needed. Ms. Sharrett raised concern with the number of spot lights on all sides of the home. These are also to be turned on and off as needed. Ms. Sharrett recommended some minor changes to the raingarden shrubs from Arrowwood viburnum to an equivalent alternate from the list of flowering trees. She recommends not planting Hawthorne with proposed Red Cedar and to spread out planting Colorado Blue Spruce so there are not three of them all together.

Ms. Stevens asked if there were any questions or concerns from the public on Zoom or in attendance. There were none.

**A motion was made by Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to close the Public Hearing for VS Construction Corp, 41 Croton Dam Road, New Single-Family Home Architectural Review and direct staff to prepare Resolution of ARB Approval.**

At this time Mr. Santucci noted that there have been a few trees on site that have died. The Board recommends having the Building Inspector and Town's Tree Warden on site to review this. He also raised an issue of changing lighting on the house at 43 Croton Dam Road, which was recently approved by ARB. A copy was given to the Board. The Board agreed to this change as long as the new lighting is dark sky compliant and low kelvin.

**North State Development Group, 549 North State Road, Site Plan Review Change of Use to existing interior retail space**

ARQ Architecture P.C. ("Applicant") is seeking Site Plan approval for a new restaurant at 549 North State Road. The applicant proposes to adaptively reuse the existing building. The Project will be located at 549 North State Road, Section, Block, and Lot 90.15-1-44 ("Project Site"). The Project Site is located in the GB, General Business District. Mr. Jorge B. Hernandez, Architect, was in attendance.

**549 North State Rd. Continued**

Plans and application materials prepared by ARQ submitted August 1, 2024 were on file. Ms. Monastra submitted and reviewed her comment memo dated August 8, 2024. The project is located in the GB General Business district and is categorized as a Type II action under SEQRA. The applicant provided an hours of operation chart exhibiting hours of operation of the proposed restaurant in comparison to the hours of the existing uses currently in the lot. The applicant said the hours of the proposed restaurant fall relatively in line with the closing times of most of the other present uses and therefore there should not be a major burden on the parking lot. The Planning Board should determine whether the provided information is acceptable for a parking reduction or if more information should be provided. Lighting and signage have been addressed in this submission.

Mr. Hernandez gave a brief overview of the plan to the Board. Mr. Hernandez said they are requesting a 15% reduction for the amount of parking spaces provided. Also, at the back entrance of the building to be used for staff, there's a four-foot retaining wall with fence on top. They are going to plant shrubs on top of the wall for extra screening between this area and the single-family home next door. They have addressed interior accessibility issues. They are using existing exterior lighting and signage.

Mr. Mencher recommended they additional planting in the parking lot island, possibly dress up the site with native plants. Ms. Jacobs asked how many employees would be working there. Mr. Hernandez said about 6 to 8 employees. Ms. Sharrett raised concerns with an area within the restaurant labeled VIP area. There are no food tables shown in this VIP area, so the Board asked the applicant to provide a more detailed definition of activity for this designation. Again, the Board agreed that the applicant should address the issue of planting more native plants in place of the historically approved Bradford Pear trees that will eventually outgrow the site islands. Mr. Bossinas asked if they are pursuing an application for music. Mr. Hernandez said no. There were no further questions or concerns. Ms. Stevens asked for a motion to put this on for a public hearing.

**A motion was made by Mr. Bossinas, seconded by Mr. Enriquez and unanimously passed by the Board to set a public hearing for September 18, 2024 for North State Development Group, 549 North State Road, Site Plan Review Change of Use to existing interior retail space.**

Mr. Hernandez thanked the Board.

**Crotonville Owner LLC, 1 Old Albany Post Road, Petition for Zoning Text Amendment and Site Plan Review PUBLIC HEARING**

Mr. Clay McPhail, Applicant/Owner, Mr. Brad Schwartz of Zarin & Steinmetz and Mr. John Canning, Kimley-Horn Engineering and Landscape Architecture of New York, PC, were in attendance. Crotonville Owner LLC ("Applicant") is seeking an amendment to the Town's Zoning chapter of the Town Code to modify the BE, Business Education, District regulations to facilitate the planned repurposing of the former General Electric ("GE") management-training facility, located at 1 Old Albany Post Rd ("Project Site") by expanding the permitted uses of the site. The applicant is also seeking Site Plan approval for the planned reuse of each of the 12 existing buildings at the Project Site. There are no new buildings, or expansion of existing buildings, planned or proposed at this time. The applicant proposes to adaptively reuse the existing buildings.

Mr. Schwartz discussed updated materials that address the Planning Board's comments from the July meeting. These included; an updated project narrative and table that includes columns for existing and proposed accessory uses, updated site plan only to reflect the latest table, parking management plan and responses to Ms. Monastra's July 11<sup>th</sup> memorandum. Mr. Canning submitted and reviewed traffic and parking. A parking management plan is provided to support the conclusion that there is adequate parking available at all times to reasonably accommodate a mix of uses (including hotel, conference center and restaurant), with up to 300 rooms. Based on the parking management plan, facility operations will be managed so that the site's current parking will be sufficient to accommodate the peak parking needs for a conference center with up to 300 guest rooms. If there were any issues the Town would have the right to require the applicant to review or expand parking.

**Crotonville Owner Continued**

Mr. Canning reported as part of the parking management plan, the applicants have agreed, if needed, to provide additional parking on the site. They would come back to Planning for a site plan amendment. Mr. Canning said they have identified some areas on site that would be available for parking. These areas meet required setbacks and there are no trees around.

Ms. Addona asked the Board for any additional comments relating to SEQRA. The memo is prepared and circulated to the Town Board. The Town Board needs to get over this next step as it relates to the next level of traffic and parking which will ultimately result in a site plan with the Planning Board. This is another opportunity if there's additional feedback.

Ms. Sharrett expressed concern with the EAF minor corrections with Surface water features. This should show that it is a Croton River tributary. Ms. Sharrett submitted a map prepared by the EAC for the Board and the Applicant's review. There is a property at 24 Old Albany Post Road, a parcel that was acquired as part of this property and designated forever wild. The area is shown on the plan as an existing easement. Also, the address listed on the Application is 1 Old Albany Post Road, the correct address would be Shady Lane Farm Road according to the Town's GIS mapping. Ms. Addona noted that this issue can be handled administratively. Ms. Sharrett also raised questions with regard to the Aqueduct trail. Mr. McPhail reported the Aqueduct trail is not blocked off; it's slightly redirected to the southern end of the property to go under 9A overpass instead of straight out to the highway.

After some discussion with respect to lighting and energy conservation, Ms. Monastra clarified that the applicant is currently proposing how the site is going to function in existing buildings verses new building. If for some reason the applicant comes back to expand any of the buildings or make site plan changes, then they would come back to this Board for those changes. Right now, the applicant is proposing to keep the site as is and change uses. That is why traffic is the main focus and what has triggered this review.

With regard to the senior living facilities discussion, Ms. Sharrett asked if in the traffic study ambulances are accounted for. Mr. Canning said they have accommodated for all types of emergency vehicles in this study. The key is to make room for these at the portals of the buildings. Also, Ms. Jacobs raised the question with regard to the mention of amenities and personal services such as hairdressing and nails, that these would be licensed and unlicensed. Mr. Schwartz said so these would be optional.

Ms. Stevens asked if there was anyone from the public on Zoom or in the Audience. There were none. The Board adjourned the Public Hearing to September 18, 2024. Mr. Schwartz thanked the Board.

**Minutes**

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**A motion was made Mr. Mencher, seconded by Ms. Sharrett and unanimously passed by the Board to adopt Planning Board meeting minutes of July 17, 2024.**

**Adjournment**

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**A motion was made Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the Planning Board meeting to September 18, 2024.**

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: October 16, 2024**